RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Warranty Deed

BOX 10-A

Karen Johnson Davidson County
Batch# 671045 **DEEDWARR**
07/06/2021 10:17:54 AM 2 pgs
Fees: $13.00 Taxes: $3,219.00

20210706-0090549

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $870,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of July, 2021.

Notary Public

My commission expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 2, 2022

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Amy N. Doyle and Michael R. Doyle	New Owner(s)	083-01-0-290.00
2736 Seabrook Island Road		
Johns Island, SC 29455		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JAMES HARRISON STUART AND KATHERINE MONCURE STUART, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMY N. DOYLE AND MICHAEL R. DOYLE, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Minor Subdivision Plat, Revision 1 of Lot 5, Plan of Young Wilhoit's Subdivision of record in Plat at Instrument No. 20121220-0117182, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Harrison Stuart and Katherine Moncure Stuart, husband and wife by Warranty deed from Alan B. Minchew and Laura Burt Minchew, husband and wife of record in Instrument No. 20160517-0049052 Register's Office for Davidson County, Tennessee, dated May 16, 2016 and recorded on May 17, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1113 Greenwood Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of July, 2021.

James Harrison Stuart by Deirdre Kerr, his Attorney-In-Fact

James Harrison Stuart by Deirdre Kerr, his Attorney-In-Fact

Katherine Moncure Stuart by Deirdre Kerr, her Attorney-In-Fact

Katherine Moncure Stuart by ~~Dierdre~~ Deirdre Kerr, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Deirdre

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named ~~Dierdre~~ Kerr, attorney in fact for James Harrison Stuart and Katherine Moncure Stuart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of July, 2021.

Notary Public

My Commission Expires: 3/3/25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025